

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E [elgin@clunys.co.uk](mailto:elgin@clunys.co.uk)

W [www.clunys.co.uk](http://www.clunys.co.uk)

## 6 Oaklands Court, Urquhart, Elgin IV30 8GL



This traditional semi-detached two bedroom cottage is situated in the village of Urquhart, just a few miles from Elgin and local amenities, and would make an ideal first-time buy or investment purchase

**SEMI-DETACHED BUNGALOW  
TWO DOUBLE BEDROOMS  
GARDEN WITH TIMBER SHED  
PRIVATE DRIVEWAY  
DOUBLE GLAZING  
OIL-FIRED CENTRAL HEATING  
COUNCIL TAX BAND B  
EPC RATING D  
FREEHOLD  
VIEWING HIGHLY RECOMMENDED**

**Offers Around  
£100,000**

**E1197**

This traditional two bedroom semi-detached cottage offers a peaceful retreat in the quiet village setting of Urquhart, yet is conveniently located just a few miles from Elgin and local amenities.

Perfect for a couple or small family, the accommodation is all on one level and comprises: Hallway, open plan living room and kitchen, two double bedrooms with built-in storage, and a bathroom. The property benefits from double glazed windows and oil-fired central heating and is served by mains drainage.

A private gravelled driveway offers ample parking, and there are low maintenance garden grounds to the side and rear of the property, including a timber shed.

This would make an ideal first-time buy, retirement property or investment purchase and we highly recommend a viewing.



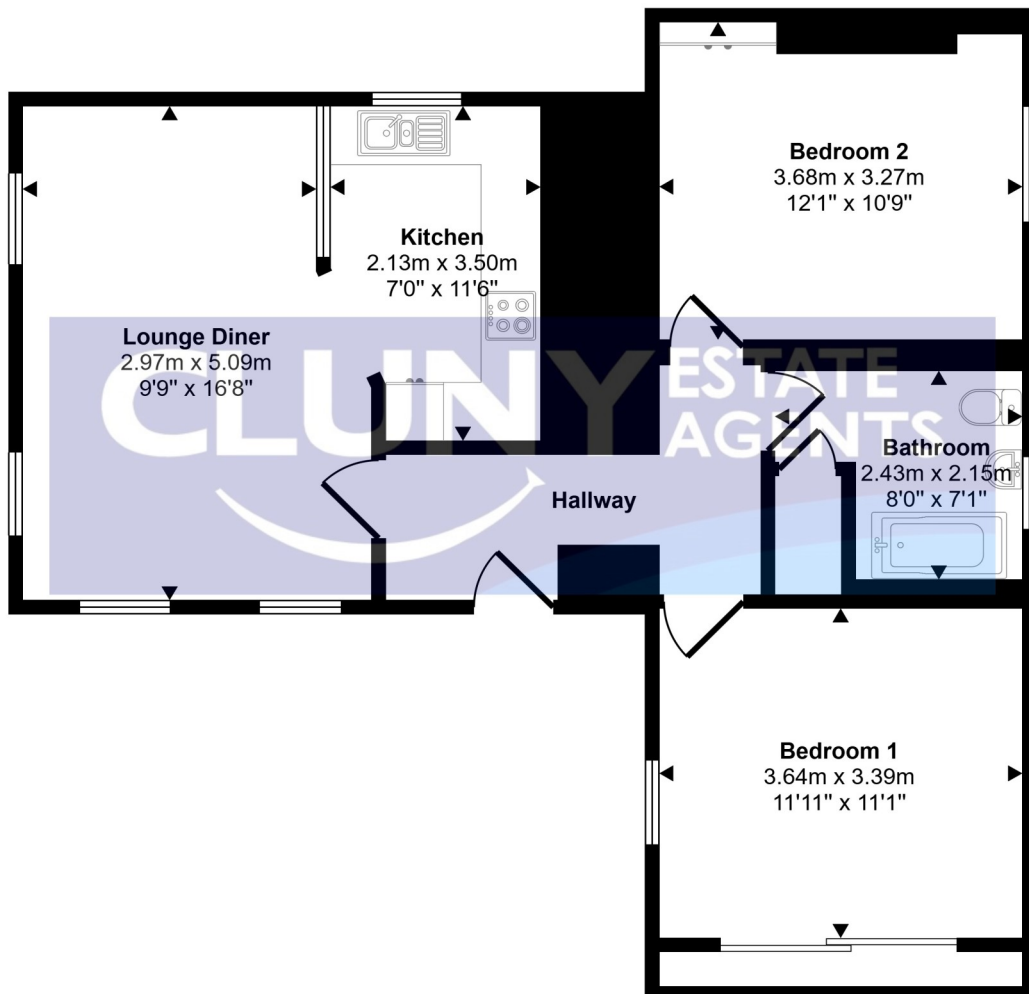


**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**

- Lounge/Diner 2.97m x 5.09m
- Kitchen 2.13m x 3.50m
- Bedroom 1 3.64m x 3.39m
- Bedroom 2 3.68m x 3.27m
- Bathroom 2.43m x 2.15m



Approx Gross Internal Area  
69 sq m / 748 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

